



University of Hawaii at Manoa

Environmental Center
Crawford 317 • 2550 Campus Road
Honolulu, Hawaii 96822
Telephone (808) 948-7361

Office of the Director

RL:0225

HB 770

RELATING TO LAND USE

Statement for
House Committee on State General Planning
Public Hearing 9 March 1977

by
Tom Dinell, Pacific Urban Studies and Planning Program
Jacquelin Miller, Environmental Center

The following statement on HB 770 was prepared for the public hearing of 23 February 1977 for the House Committee on Water, Land Use Development and Hawaiian Homes. It is hereby submitted with a minor addition for your consideration. This statement has been submitted to the Legislative Subcommittee of the Environmental Center of the University of Hawaii and does not represent an institutional position of the University.

HB 770 proposes an amendment to subsection 205-2, Hawaii Revised Statutes by proposing to reduce the minimum lot size in rural districts from 1/2 acre to 20,000 square feet if a showing of hardship is made to the commission by the petitioner for variance. The procedure for such a petition for variance is defined as being in "accordance with the procedure for amendments to district boundaries set forth in Sec. 205-4."

The proposed amendment to Section 205-2 may be appropriate. However, we would suggest that the commission establish specific standards or grounds for issuance of such hardship variances so as to prevent the unplanned urbanization of rural district land.